

1 **GAYLE A. KERN, ESQ.**

2 Nevada Bar No. 1620

3 **KAREN M. AYARBE, ESQ.**

4 Nevada Bar No. 3358

5 **LEACH KERN GRUCHOW**

6 **ANDERSON SONG**

7 5421 Kietzke Lane, Ste. 200

8 Reno, Nevada 89511

9 Tel: (775) 324-5930

10 Fax: (775) 324-6173

11 Email: kayarbe@lkglawfirm.com

12 *Attorneys for Sunrise Villas Condominium Homeowners Association*

13 UNITED STATES DISTRICT COURT

14 DISTRICT OF NEVADA

15 U.S. BANK TRUST, N.A., AS TRUSTEE,
16 FOR LSF8 MASTER PARTICIPATION
17 TRUST,

18 Plaintiff,

19 v.

20 SUNRISE VILLAS CONDOMINIUM
21 HOMEOWNERS ASSOCIATION, a domestic
22 non-profit coop corporation without stock;
23 Does 1 through 10; and Roe Corporations 1
24 through 10,

25 Defendants.
26 _____/

Case No.: 3:18-cv-00480-HDM-CBC

27 **STIPULATION AND ORDER TO
28 EXTEND DEADLINE FOR SUNRISE
VILLAS CONDOMINIUM
HOMEOWNERS ASSOCIATION TO
RESPOND TO COMPLAINT**

[Third Request]

29 ***IT IS HEREBY STIPULATED*** between Plaintiff, U.S. Bank Trust, N.A., as Trustee, for
30 LSF8 Master Participation Trust ("USB"), by and through its counsel, Wright, Finlay & Zak,
31 LLP, and Defendant, Sunrise Villas Condominium Homeowners Association (the "Association"),
32 by and through its counsel Leach Kern Gruchow Anderson Song, to extend the deadline for the
33 Association to answer or otherwise respond to USB's Complaint up-to-and-including January 7,
34 2019.

35 USB filed its Complaint on or about October 8, 2018, and the Association was served on
36 or about October 16, 2018. Per stipulated extensions approved by the Court (DE 7 and DE 9),

1 the current deadline for the Association to file its response to the Complaint is December 10,
2 2018.

3 USB and the Association (collectively referred to as the "Parties") stipulate and agree to
4 extend the deadline for the Association to answer or otherwise respond to the Complaint up-to-
5 and-including January 7, 2019. The Association tendered this matter to its insurance carrier and
6 has only been advised this week that the tender has been denied. In addition, counsel for the
7 Parties are engaged in good faith settlement discussions; offers have been exchanged. Association
8 counsel must continue to confer with the Association's volunteer Board regarding settlement
9 authority. Given the upcoming holiday season, the Board is not scheduled to meet again until on
10 or about January 3, 2019. As such, obtaining additional authority, if necessary, from a volunteer
11 board may be logistically difficult. Therefore, good cause exists for a third extension to allow
12 time for counsel to negotiate and confer, as needed, with their respective clients throughout the
13 holiday season.
14
15

16 This is the third request for an extension of time with respect to this matter and is not
17 intended to cause delay or prejudice to any party.
18

19 DATED this 10th day of December, 2018.

DATED this 10th day of December, 2018.


20 **LEACH KERN GRUCHOW**
21 **ANDERSON SONG**

WRIGHT, FINLAY & ZAK, LLP

22 /s/ Karen M. Ayarbe, Esq.
23 KAREN M. AYARBE, ESQ.
24 Nevada Bar No. 3358
5421 Kietzke Lane, Ste. 200
Reno, NV 89511
25 Tel: (775) 324-5930
26 Attorneys for Defendant Sunrise Villas
Condominium Homeowners Association

/s/ Rock K. Jung, Esq.
ROCK K. JUNG, ESQ.
Nevada Bar No. 10906
7785 W. Sahara Ave., Suite 200
Las Vegas, NV 89117
25 Tel: (702) 475-7964
Attorneys for Plaintiff U.S. Bank

27 ///

28 **IT IS SO ORDERED**

U.S. MAGISTRATE JUDGE
DATED: 12/12/2018

ORDER

IT IS SO ORDERED.

DATED this ____ day of December 2018.

UNITED STATES DISTRICT JUDGE

Respectfully Submitted By:

/s/ Karen M. Ayarbe, Esq.

KAREN M. AYARBE, ESQ.

Nevada Bar No. 3358

5421 Kietzke Lane, Ste. 200

Reno, Nevada 89511

Tel: (775) 324-5930

Fax: (775) 324-6173

Email: kayarbe@lkglawfirm.com

Attorneys for Defendant, Sunrise Villas

Condominium Homeowners Association

CERTIFICATE OF SERVICE

Pursuant to the Fed. R. Civ. Proc. 5(b) and the United States District Court CM/ECF Electronic Filing Procedure IV(B), a true and correct copy of the foregoing ***STIPULATION AND ORDER TO EXTEND DEADLINE FOR SUNRISE VILLAS CONDOMINIUM HOMEOWNERS ASSOCIATION TO RESPOND TO COMPLAINT (Third Request)*** was transmitted electronically through the Court's e-filing electronic system to the attorney(s) associated with this case.

ROCK K. JUNG

rjung@wrightlegal.net
dhuckaby@wrightlegal.net
NVefile@wrightlegal.net

EDGAR C. SMITH

esmith@wrightlegal.net
tsessions@wrightlegal.net
NVefile@wrightlegal.net

DATED this 10th day of December 2018.

/s/ Christine A. Lamia
An Employee of Leach Kern
Gruchow Anderson Song